

December 12, 2014

Item No. 5

APPROVAL OF A \$82,050.09 CONTRACT MODIFICATION FOR MADISON CONSTRUCTION COMPANY FOR LIFE AND SAFETY AND PLUMBING RISER REPLACEMENT AT LIDIA PUCINSKA APARTMENTS

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution to approve a \$82,050.09 contract modification for Madison Construction Company for Life and Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments.

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved December Board	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Madison Construction	Life Safety & Plumbing Riser Replacement @ Lidia Pucinska Apts.	11270	\$11,418,000.00	\$14,879,383.22	\$82,050.09	0.55%	\$3,444,171.62	23.15%	Yes	\$14,961,433.31
Total Change Order Request										\$82,050.09

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE MISSION

Ensure that CHA's housing portfolio is safe, decent and sustainable.

FUNDING

General Fund

GENERAL BACKGROUND /EXPLANATION

The Significant Actions Policy states, in part: "Board approval must be obtained prior to CHA incurring liabilities in excess of \$100,000. Modernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval."

The contract modification associated with the above contract is required to address the following issues:

General Contractor	Contract No.	Modification	Amount	Reason for Modification
Madison Construction	11270	The Contractor will provide the removal of ACM pipe fittings that were found upon demolition of the existing wall for the hydronic return risers.	\$65,018.00	Discovered Conditions
Madison Construction	11270	The Contractor will provide a new 125A MLO sub panel fed from an existing 100A breaker in LR panel and connect new AC related loads into the new subpanel at 838 N. Noble because there was new electrical added to the panel which caused the panel to be at its max load, after the contract was bid. The Contractor will disconnect the existing ComEd feed to EM panel, provide new 200A breaker for new normal feed to ATS-3, new wiring from MSB to ATS-3, and new wiring from ATS-3 to existing EM panel located in electrical closet near the ATS room at 847 N. Greenview because it was discovered that the existing electrical connections do not meet code.	\$17,032.09	Owner Requested
Cumulative Total for Contract 11270			\$82,050.09	

The Capital Construction Department has verified that the amount to perform the work by the contractor was within an acceptable range of the CHA's Independent Cost Estimate.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Director and Deputy Chief of the Capital Construction Department concur with the recommendation to approve the attached Resolution to approve a \$82,050.09 of contract modification for Madison Construction Company for Life and Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments.

The CEO/President also recommends the approval of this contract modification.

RESOLUTION NO. 2014-CHA-121

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled "APPROVAL OF A \$82,050.09 CONTRACT MODIFICATION FOR MADISON CONSTRUCTION COMPANY FOR LIFE AND SAFETY AND PLUMBING RISER REPLACEMENT AT LIDIA PUCINSKA APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the attached Resolution to approve a \$82,050.09 contract modification for Madison Construction for the following contract:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved December Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Madison Construction	Life Safety & Plumbing Riser Replacement @ Lidia Pucinska Apts.	11270	\$11,418,000.00	\$14,879,383.22	\$82,050.09	0.55%	\$3,444,171.62	23.15%	Yes	\$14,961,433.31
Total										\$82,050.09

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605

312-742-8500

www.thecha.org